



MUNICIPALITY OF
West Elgin

**Notice of Public Hearing Concerning An
Application for a Minor Variance
Pursuant to Section 45 of the *Planning Act*, R.S.O 1990**

Location: 139/145 Graham St.
Owner: Thames Valley District School Board
File: D13 02-2025

Please be advised that the Municipality of West Elgin Committee of Adjustment will hold a Public Hearing to consider the above noted minor variance application at 160 Main St. (West Lorne) on:

Thursday, January 22nd, 2026, at 3:45 p.m.

You are being notified of this application because your name appears on the assessment roll for properties within 60 metres (196.85 feet) of the subject lands or you are an agency requiring notice.

Property Information

The subject lands are 7.06 ha (17.44 ac.) in area with 229 m+/- (751.3 ft.+/-) of frontage along Graham St. The property contains an existing secondary school and senior elementary school. The elementary school was closed some time ago. The TVDSB declared the building and property on which it was located surplus and it was listed for sale. The County of Elgin Land Division Committee approved consent application E64-25 at the November 26, 2025 LDC meeting to sever the elementary school on a 2.26 ha (5.6 ac.) lot. As a condition of consent the applicant was required to address the reduced frontage of the proposed severed parcel. The Institutional (I) Zone requires a minimum of 30 m frontage, the severed parcel will have a frontage of 11m +/- . Application for minor variance has therefore been submitted to address this reduction.

Purpose and Effect

The effect of the variance is to seek relief from Section 24.1, Table 23-1, Item 2 to reduce the required minimum lot frontage from 30 m to 10 m.

Providing Comments

Any person may attend the Public Hearing and/or make written or verbal representation either in support or in opposition to the proposed minor variance. If you wish to attend the Public Hearing, please contact the Municipal Planner, by email or by phone (listed below) no later than 4:30 p.m. on January 21st, 2026 as seating can be limited. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email by no later than noon on January 21st, 2026.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

Appeals

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal. 2017, c. 23, Sched. 5, s. 98 (3); 2021, c. 4, Sched. 6, s. 80 (5); 2022, c. 21, Sched. 9, s. 13 (2).

Additional Information

Additional information related to the minor variance may be obtained by contacting the Municipal Planner by email or by phone between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Dated at the Municipality of West Elgin this 9th day of January, 2026.

Robert Brown, H. Ba, MCIP, RPP
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